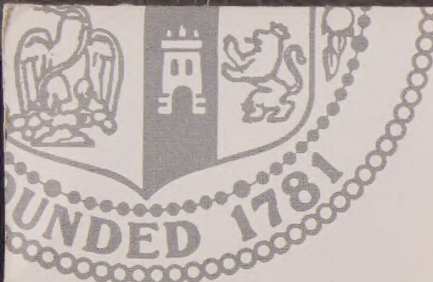


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Valley Administration Center Development Plan

a portion of an Element of the General Plan of the City of Los Angeles



SAN FERNANDO VALLEY ADMINISTRATIVE CENTER DEVELOPMENT PLAN

The Administrative Center is located in the heart of the San Fernando Valley in the community of Van Nuys. It occupies a 33-acre site bounded on the west by Van Nuys Boulevard, on the north by Sylvan Street (two blocks south of Victory Boulevard), on the east by Tyrone Avenue and on the south by Calvert Street.

The Valley Administrative Center Development Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

PURPOSES

USE OF THE PLAN

The Valley Administrative Center occupies a central location in the San Fernando Valley for governmental administration and the provision of governmental information and services to residents of the San Fernando Valley. The Valley Administrative Center Development Plan provides an official guide to future development of the Center for the use of the City Council, the Mayor, the City Planning Commission, other concerned governmental agencies, and private individuals and organizations concerned with planning and civic betterment.

This Plan will guide the location of future Federal, State, County and City buildings and interrelate them with existing structures in order to create a convenient and pleasant complex of public buildings. The Plan sets forth general design standards for the architecture of the buildings and public ways, with the objective of creating a complex having a special visual identity and a harmonious and convenient relationship with adjacent portions of Van Nuys.

This Plan is subject to periodic review and amendment to reflect changes in circumstances.



Federal Building and Post Office (completed in 1974)

OBJECTIVES OF THE PLAN

1. To achieve a functional and architectural harmony for the Valley Administrative Center befitting a major region of the Los Angeles metropolis.
2. To designate appropriate locations for regional government offices in order to promote efficient administration, in-

crease the convenience of citizens' transactions with government and facilitate inter-governmental communication.

3. To provide the basis for the integration of the Administrative Center with the existing and proposed commercial and residential development in the immediate area, so as to provide a viable and attractive nucleus for the San Fernando Valley.

4. To guide the development of off-street parking facilities and traffic circulation for the convenience of the Administrative Center employees and visitors.

POLICIES

All development projects within the Valley Administrative Center shall be presented to and reviewed by the City's General Plan Advisory Board. Concurrently, such projects shall be offered to interested residents, business groups and property owners for their review and suggestions.

STANDARDS AND CRITERIA

The Administrative Center should be identifiable as a separate and unique element having identifying design elements which are attractive, appropriate and imaginative.

Within the Administrative Center, there should be a sense of general harmony and relatedness among the individual structural and landscaping elements, so that each is clearly a part of the whole.

Each major governmental element (City services, Federal services, court services, etc.) should be sufficiently unique in design and materials that users of the Administrative Center can readily identify its function.

DEVELOPMENT GUIDELINES

The Plan suggests a variety of design and material guidelines which may be applied as appropriate:

Large rectilinear block forms should be mitigated by human scale design treatments.

Changes of level and plane throughout the Administrative Center are encouraged to create focal points and visual interest in an otherwise very flat site.

Open ground floors within structures are encouraged as a means of preserving views from the street or from other locations within the Administrative Center.

Where appropriate, second level pedestrian ways should interconnect the various uses and parking structures.

Main buildings and garages should be integral in design and have similar roof forms.

Substantial landscaping should be provided in and around surface parking areas, on the periphery of the Administrative Center and throughout the open and public spaces.

A variety of landscape levels and treatments is encouraged, such as berms, slopes and raised planting areas, with both annual and perennial plantings. The end result should be a harmonious landscape throughout.

Storage and loading areas should be screened from view.

Night-lighting, using low energy lamps for landscaping and building facades, is emphasized as a means of extending the use and visual enjoyment of the Administrative Center during night hours.

The managed use of water as an amenity is essential because of the high summer temperatures and harsh sun glare. Multiple use of water required for heating and air conditioning systems should be encouraged. A waterfall and stepping stone pond would enhance visual aspects of the Center.

To the extent possible, supplemental recreational activities should be integrated into the Administrative Center. Both active and passive areas are suggested, including tot lots, picnic areas and display areas. Recreational use of the tops of parking garages is encouraged.

To the extent possible, small convenience commercial facilities should be provided on the ground level of public buildings, including temporary outdoor food vendors when weather permits.

The cork oak trees along Sylmar Avenue should be preserved and incorporated into any project to expand the Municipal Courts and construct the pedestrian mall which, will replace Sylmar Avenue in the Center.

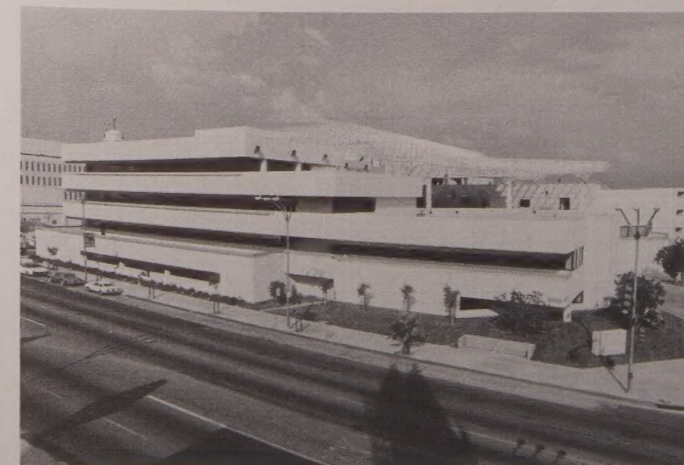
FEATURES

Existing Development

Development in the Valley Administrative Center (1982) includes the City Hall, temporary City office space and parking, the City Police Administrative and garage structures, the City Branch Library, the County Court Buildings, the County Probation Office, the County Health Building, County parking structures and surface parking, a Federal Office building and a Post Office with subterranean parking garage.

STATE BUILDING:

A new State Office Building is under construction on the east side of Van Nuys Boulevard between Delano Street and Calvert Street. The gross floor area is 144,000 square feet.



State Office Building (completed in 1974)

Proposed Development

NEW CITY HALL:

A new City Office building on the corner of Van Nuys Boulevard and Sylvan Street is proposed. This building will provide space to replace the office facilities in the existing City Hall and temporary structures, and will provide for office space needs of the City. While the specific building size and orientation has not been determined, the estimated gross floor area required is 100,000 to 120,000 square feet.

MUNICIPAL COURT BUILDING:

A new Municipal Court Building is designated to cover portions of the site of the present Municipal Court Annex (to be demolished) and the vacant lot immediately to the north of the annex. Access to the building, including a loading dock and prisoner sallyport, will be from Delano Street.

The new Municipal Court building will consist of a tower, eight to ten stories tall, with sufficient floor area to meet the projected need for courtroom space. The building shall be set back from the Erwin Street mall so as to not cast excessive shadows or be materially detrimental to pedestrian circulation.

Parking

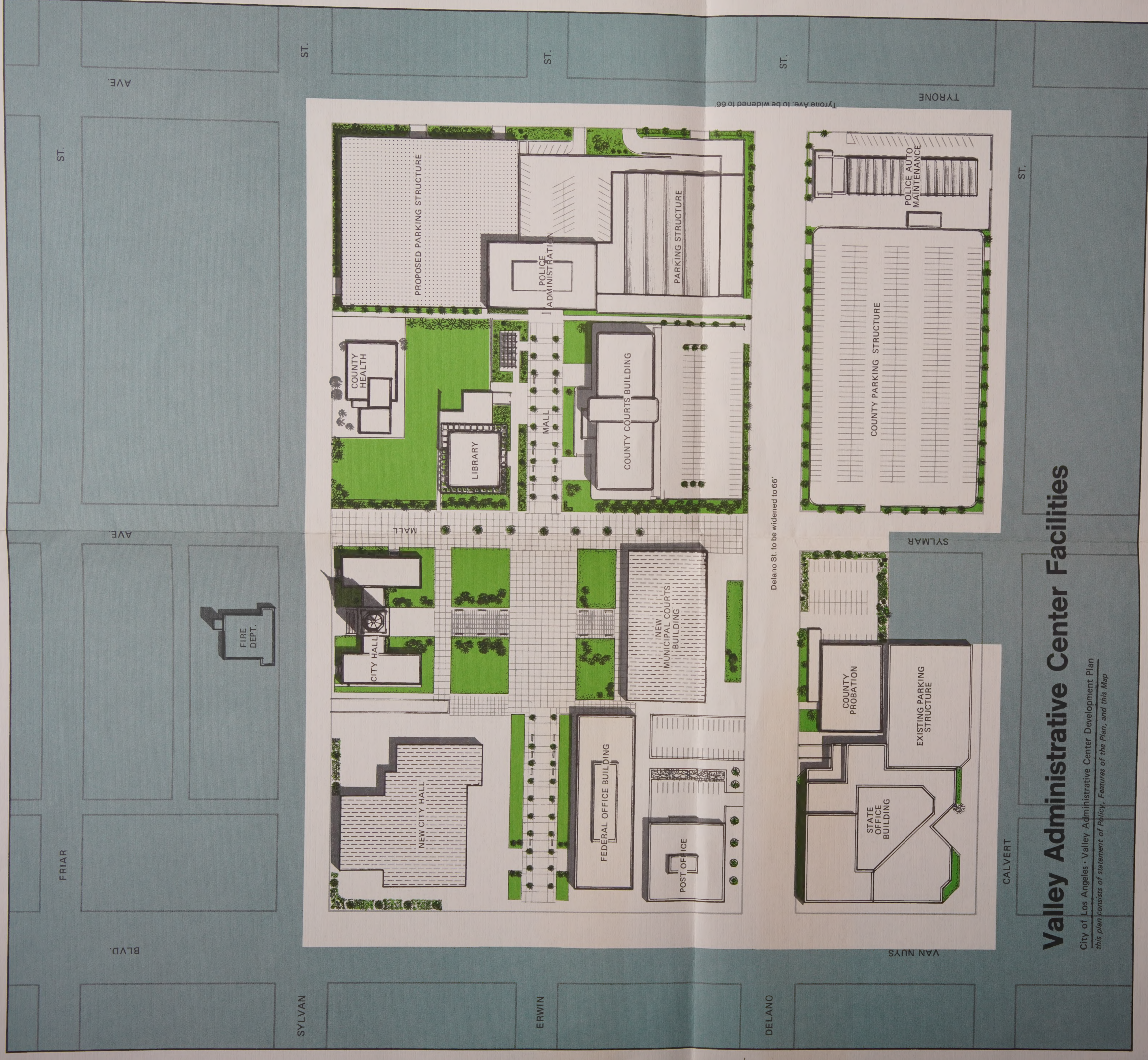
Parking for employees and visitors to both the existing City Hall and the proposed new City Office building can be provided by subterranean facilities and supplemented by surface facilities outside of the Center north of Sylvan Street. The County will provide additional parking for the Municipal Courts by adding a floor to the existing parking structures located on the south side of Delano Street or by building a five-story parking structure on the southwest corner of Sylvan Street and Tyrone Avenue. Parking for the State Office building will be in an adjoining parking structure.

Streets

Erwin Street has been vacated between Van Nuys Boulevard and Tyrone Avenue, and Sylmar Avenue will be vacated between Delano Street and Sylvan Street to accommodate a planned pedestrian mall. Both Tyrone Avenue and Delano Street are to be widened to 66 feet to facilitate traffic circulation within and adjoining the Valley Administration Center.

Pedestrian Areas

A main east/west pedestrian mall, 960 feet long, now extends from Van Nuys Boulevard to the Police Administrative building. Landscaping fountains, rest areas and small commercial uses are proposed to be added to act as unifying elements among existing and planned developments. Other pedestrian concourses perpendicular to the main concourse will give added access. The concourses should feature pools and fountains, artwork, sitting and play areas. Landscaping and decorative pavings. The use of the concourse for kiosks, banners and art displays is encouraged.



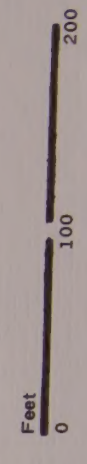
Valley Administrative Center Facilities

City of Los Angeles - Valley Administrative Center Development Plan
this plan consists of statement of Policy, Features of the Plan, and this Map

FACILITIES

- existing buildings
- future expansion
- existing parking
- proposed parking
- mall
- Mall design west of Sylmar Ave. is schematic.
- admin. center boundary

56 x 241 folded to





Tom Bradley, *mayor*

CITY COUNCIL

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Howard Finn
Joel Wachs
Joy Picus
John Ferraro
Zev Yaroslavsky
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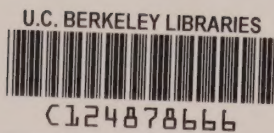
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*former project staff



	APPROVED	ADOPTED	AMENDED	REVISED
CITY PLANNING COMMISSION	5-8-58		12-18-69	1-12-84
BOARD OF PUBLIC WORKS	5-9-69			
CITY COUNCIL		7-28-58	3-2-70	2-21-84

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City Planning Commission, 485-5071
refer to C.P.C. 19727

printed, april 1985